



**Health Services**  
LOS ANGELES COUNTY

December 19, 2006

Los Angeles County  
Board of Supervisors

Gloria Molina  
First District

Yvonne B. Burke  
Second District

Zev Yaroslavsky  
Third District

Don Knabe  
Fourth District

Michael D. Antonovich  
Fifth District

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

**APPROVAL OF AMENDMENT NO. 2 TO AGREEMENT NO. H-700817  
WITH HAMILTON KLOW ASSOCIATES  
(1st District) (3 Votes)**

Bruce A. Chernof, MD  
Director and Chief Medical Officer

John R. Cochran III  
Chief Deputy Director

William Loos, MD  
Acting Senior Medical Officer

IT IS RECOMMENDED THAT YOUR BOARD:

Approve and instruct the Director of Health Services, or his designee, to sign Amendment No. 2 to Agreement No. H-700813, substantially similar to Exhibit I, for Medical Planning and Technical Support Services with Hamilton Klow Associates, to produce the LAC+USC General Hospital Transitional Use Plan, effective date of Board approval through October 31, 2007, with a maximum obligation of \$157,500, increasing the maximum obligation from \$700,000 to \$857,500.

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through leadership,  
service and education.*

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION:**

In approving the recommended action, the Board is authorizing the Director of Health Services, or his designee, to sign Amendment No. 2 to Agreement No. H-700813 to amend the medical planning and technical support services agreement with Hamilton Klow Associates (HKA) to include a Transitional Use Plan for General Hospital. Under terms of a Memorandum of Agreement (MOA) with the Federal Emergency Management Agency (FEMA), the California State Historic Preservation Officer (SHPO), and Los Angeles County, a plan for the reuse of General Hospital at LAC+USC Medical Center is required.

**FISCAL IMPACT/FINANCING:**

The cost for Amendment No. 2 is \$157,500 which consists of \$150,000 for the LAC+USC General Hospital Transitional Use Plan, plus \$7,500 for reimbursable expenses. This amendment increases the Agreement's maximum obligation from \$700,000 to \$857,500. Funding is included in the LAC+USC Medical Center Fiscal Year (FY) 2006-07 Final Budget and will be requested in FY 2007-08.

**FACTS AND PROVISIONS/LEGAL REQUIREMENTS:**

On November 30, 2004, the Board approved an Agreement with HKA through October 31, 2006, with a maximum obligation of \$200,000, to provide medical planning and technical support services.



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On July 19, 2005, the Board approved Amendment No. 1 to the Agreement with HKA to provide a comprehensive Campus Master Plan for LAC+USC Medical Center for a maximum obligation of \$500,000. Amendment No. 1 also extended the Agreement through October 31, 2007. The Campus Master Plan, which is scheduled to be completed in December 2006, will establish an overall direction for facilities and site development, set priorities for short-term needs, and build consensus about longer-term development and improvement of the LAC+USC Medical Center campus.

The Campus Master Plan includes a preliminary assessment of historic resources on the campus and a preliminary occupancy plan for General Hospital. These preliminary efforts identified the need for significant additional work on the Transitional Use Plan in order to have the plan approved by FEMA and SHPO. HKA's work already completed on Campus Master Plan elements will be used as the basis for the Transitional Use Plan, which will include sufficient detail to obtain approval from the Chief Administrative Office and subsequent submittal to FEMA and SHPO.

Amendment No. 2 will include a plan for transitional use of a portion of General Hospital and a mothballing plan for the remaining unoccupied portion of the building. The plan will identify the specific uses that the Department of Health Services (DHS) proposes for General Hospital, along with the proposed duration of this occupancy. It will also identify all areas that will be unoccupied, and will include a mothballing plan for these areas that meets the requirements of the US Department of the Interior, as stated in Preservation Brief 31. Potential long term reuse of General Hospital will not be addressed in this plan.

Preservation specialists and architects from HKA will review the Transitional Use Plan of General Hospital to ensure that the proposed activities will have no impact on significant architectural features or otherwise compromise the building's historic significance. The plan will include cost estimates for mothballing and a project schedule showing the sequence and duration of required work to meet mothballing requirements. It will also include cost estimates and schedules for renovations required to accommodate the transitional use of General Hospital.

The transitional use of General Hospital will plan to accommodate necessary hospital support services not included within the Replacement Facility. This transitional use will be required until alternative facilities can be located and/or constructed to accommodate them. It is envisioned that portions of the basement and first three floors of General Hospital may be occupied by a variety of LAC+USC Medical Center departments for a period of up to ten years after the opening of the Replacement Facility.

The mothballing portion of the plan will also document measures required to protect this historic building and outline the steps needed to "de-activate" the property for an extended period of time. The HKA project team will consist of architects, historians, preservation specialists, and contractors with expertise in this type of plan. The mothballing plan will outline the needed physical repairs to protect the building for up to ten years. The consultant team will prepare an assessment to set priorities for repairs necessary to stabilize the property. As part of this assessment, historic architectural features will be rated on a scale of their importance to the integrity and significance of the building.

Attachment A provides additional information.

County Counsel has reviewed and approved Exhibit I as to form.

Implementation of Strategic Plan Goals

The action meets the County's Strategic Plan Goals of Fiscal Responsibility and Workforce and Organization Excellence by effectively managing County resources and investing in preserving and protecting the critical public infrastructure.

Consistency with DHS System Redesign

This action meets strategic goals to improve the value (quality and efficiency) of health care provided by DHS and to enhance and protect the health of the residents of Los Angeles County.

CONTRACTING PROCESS:

DHS developed a Request for Proposals (RFP) for as-needed medical planning and technical support services in 2004. In April 2004, responses were received from three firms. An evaluation committee was convened and recommended HKA as the most qualified to provide the required services. On November 30, 2004, the Board approved the Agreement. Consequently, it is not appropriate to advertise Amendment No. 2 on the Los Angeles County on-line web site as a business opportunity.

IMPACT ON CURRENT SERVICES (OR PROJECTS):

Board approval will permit the County and DHS to comply with the MOA requirements with FEMA and SHPO.

Upon approval by the Board of Supervisors, the Executive Officer, Board of Supervisors is requested to return three adopted copies of this letter to the Department of Health Services.

Respectfully submitted,



Bruce A. Chernof, M.D.  
Director and Chief Medical Officer

BAC:rf

Board letter hka amendment no 2 11.29.06

Attachments (2)

c: Chief Administrative Officer  
County Counsel  
Executive Officer, Board of Supervisors

SUMMARY OF AGREEMENT

1. TYPE OF SERVICE:

The Amendment provides for the LAC+USC General Hospital Transitional Use Plan.

2. AGENCY NAME AND CONTACT PERSON:

Hamilton Klow Associates  
6711 Forest Lawn Drive  
Los Angeles, CA 90068  
Attention: Gene Klow, AIA  
Telephone: (323) 876-5593

3. TERM OF AGREEMENT:

Effective upon Board approval through October 31, 2007.

4. FINANCIAL INFORMATION:

The maximum cost for Amendment No. 2 is \$157,500 which consists of \$150,000 for LAC+USC General Hospital Transitional Use Plan and \$7,500 for reimbursables. The revised maximum obligation for the Agreement is \$857,500. Funding is included in the LAC+USC Fiscal Year (FY) 2006-07 Final Budget and will be requested in FY 2007-08.

5. GEOGRAPHIC AREAS SERVED:

First District

6. ACCOUNTABLE FOR MONITORING AND EVALUATION:

Carolyn Rhee, Project Director , LAC+USC Medical Center Replacement Project

7. APPROVALS:

Chief Deputy Director: John R. Cochran III

Contracts and Grants: Cara O'Neill, Chief

County Counsel: Christina Salseda

Board Agenda: December 19, 2006

**FACT SHEET**

**RE: APPROVAL OF AMENDMENT NO. 2 TO AGREEMENT NO. H-700817 WITH  
HAMILTON KLOW ASSOCIATES**

1st District

CONTACT PERSON:

Carolyn Rhee, Project Director  
LAC+USC Medical Center Replacement Project  
Telephone: (323) 226-6873  
E-mail: crhee@ladhs.org

SUBJECT:

Approve and instruct the Director of Health Services, or his designee, to sign Amendment No. 2 to Agreement No. H-700813, for Medical Planning and Technical Support Services with Hamilton Klow Associates (HKA), to produce the LAC+USC General Hospital Transitional Use Plan, effective date of Board approval through October 31, 2007, with a maximum obligation of \$157,500, increasing the maximum obligation from \$700,000 to \$857,5000.

REQUESTED ACTIONS:

The Board is authorizing the Director of Health Services, or his designee, to sign Amendment No. 2 to Agreement H-700813 with HKA to produce the LAC+USC General Hospital Transitional Use Plan.

PROGRAM/EQUIPMENT:

An important plan and study is needed to be completed for LAC+USC Medical Center to comply with terms of a Memorandum of Agreement with the Federal Emergency Management Agency, the California State Historic Preservation Officer and Los Angeles County for the reuse of General Hospital at LAC+USC Medical Center.

FUNDING:

The cost for Amendment No. 2 is \$157,500 which consists of \$150,000 for the LAC+USC General Hospital Transitional Use Plan, plus \$7,500 for reimbursable expenses. This amendment increases the Agreement's maximum obligation from \$700,000 to \$857,500. Funding is included in the LAC+USC Medical Center Fiscal Year (FY) 2006-07 Final Budget and will be requested in FY 2007-08.

## **FACT SHEET (Cont'd)**

### **TERMINATION PROVISION:**

Termination for convenience by the County with thirty calendar day prior written notice.

### **CONTRACT TERM:**

November 30, 2004 through October 31, 2007. Amendment No. 2 is effective on the date of Board approval through October 31, 2007.

### **FIRST BOARD APPROVED CONTRACT:**

November 30, 2004.

### **CONTRACT EXPIRATION:**

October 31, 2007.

### **RETROACTIVITY:**

Not applicable.

### **REQUEST FOR PROPOSALS (RFP) PROCESS:**

Not applicable.

### **SOLE SOURCE JUSTIFICATION:**

Not applicable.

### **LOS ANGELES COUNTY ONLINE WEB SITE:**

It is not appropriate to advertise an Amendment on the web site.